Redbridge Local Plan
Authority Monitoring Report
2021-22

June 2023

Contents

Executive Summary

During the 2021/22 reporting year, the London Borough of Redbridge's planning service has transformed into a modern, technologically enabled, efficient and cost-effective service. This transformation was formally recognised by the Royal Town Planning Institute (RTPI), as Redbridge's planning service was awarded with the Best Planning Service in London award for 2021/22.

Redbridge's enforcement team have also continued to be one of the most highly performing teams in the country. Statistics published in April 2022[1] show that the Redbridge Planning Enforcement team were third in the country after serving 109 contravention notices in 2021 and were ranked 29th for issuing enforcement notices.

In 2021 there were two rounds of the community crowdfunding programme in partnership with Spacehive to distribute Neighbourhood Community Infrastructure Levy (NCIL) funding. These occurred in Spring and Autumn 2021, and 11 projects were funded over the two funding rounds which included a mix of main projects (small, medium, and large) and micro-projects. All projects were funded by the Council, with a total of almost £21,000 distributed to community groups.

The amount of NCIL funding was boosted by the community groups themselves with additional pledges from the community as well as volunteer hours. A Spring funding round was started in February 2022 leading to a further 2 projects being funded for almost £3,000 after the end of March 2022.

Apart from these successes, there remains some key challenges. Redbridge has not delivered its annual housing target since 2006/07, and in 2021/22 Redbridge only met 20% of its annual housing target (287 new homes of the annual target of 1,409 were delivered in Redbridge) and could not demonstrate a 5-year housing land supply.

Redbridge remains subject to a 'Presumption in Favour of Sustainable Development' (the Presumption) in relation to the determination of applications for new housing. The Presumption means that, when determining planning applications for housing, housing policies in the Local Plan are considered out of date and therefore limited weight can be applied to them.

Fundamentally, the Presumption will greatly reduce the council's ability to drive forward a clear vision for good growth and sustainable development. It will be increasingly difficult to work with local communities to deliver the type of housing developments that meet their needs and deliver the vision of 'Growing Redbridge Together' and the other key recommendations set out in the Redbridge Growth Commission's report.

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[1] www.planningresource.co.uk

Section 1
Introduction - About the Authority Monitoring Report (AMR)

1.1 What is the AMR?

1.2 The Council is required by section 35 of the Planning and Compulsory Purchase Act 2004, as amended by section 113 of the Localism Act 2011, to prepare an annual report providing information on the implementation of the Local Development Scheme (LDS). The LDS sets the timetable for the preparation of future Local Plan documents.

1.3 The AMR is also used to assess the performance and effectiveness of Redbridge Council's planning policies in delivering the key objectives of the Local Plan, as well as wider corporate objectives. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the detail that the AMR must contain.

1.4 What is being monitored?

1.5 The monitoring period for this AMR is between 1 April 2021 to 31 March 2022. It provides information and data related to indicators in the monitoring framework set out in Appendix 3 of the Redbridge Local Plan (2015-2030).

1.6 This AMR is reporting on 56 indicators (where reliable data is available). Most of the data for each indicator has been included, but the report also highlights data that has been difficult to obtain or is too unreliable to include.

1.7 LDS

1.8 All Local Planning Authorities (LPA) are required to have a LDS. The Council's current LDS (2019-2022) provides a schedule for individual planning guidance that the Council proposes to prepare, and a summary of progress is provided for each guidance document.

1.9 Redbridge Local Plan 2015-2030

1.10 The Local Plan was adopted at a meeting of the Full Council on 15 March 2018. It replaced the existing 2008 Core Strategy, Borough Wide Primary Policies, and Area Action Plans.

1.11 Partnership Working and Duty to Cooperate

1.12 Section 110 of the Localism Act requires co-operation between Local Authorities, County Councils, and a range of other bodies as integral to the preparation of planning policy. The Localism Act defines strategic matters as, '…*sustainable development or use of land that has or would have a significant impact on at least two planning areas, including sustainable development or… infrastructure that has… a significant impact on at least two planning areas.*'

1.13 The Council has actively engaged neighbouring authorities and relevant bodies over the monitoring period on their own Local Plans, as well as on topics requiring strategic cooperation, including Epping Forest Special Area of Conservation (SAC).

A key mechanism for this cooperation is the Association of London Borough
Planning Officers (ALBPO).

Section 2:
Theme 1 – Promoting and Managing Growth
(Local Plan Policies LP1-LP17)

2.1 **Strategic Objective 1**

2.2 The theme of Promoting and Managing Growth is the first of four Strategic Objectives set out in the Redbridge Local Plan (2018). The aim of Strategic Objective 1 is to harness growth and achieve sustainable patterns of development in the borough's Investment and Growth Areas (i.e., Ilford, Barkingside, Crossrail Corridor, Gants Hill, and South Woodford). It involves the implementation of Local Plan policies LP1-LP17, focused on housing, employment, and commercial uses.

2.3 The Redbridge Local Plan's key objective is to deliver up to 17,237 new homes for the Plan period (up to 2030), to meet housing needs and ensure diversity of housing types and affordable housing by delivering the annual housing target of 1,123 new homes. However, the new London Plan (2021) has set a higher housing target for the borough of 1,409 new homes per annum.

2.4 As set out in Strategic Objective 1, growth in Redbridge will respect the character of built heritage and neighbourhoods in the borough and help improve the health and wellbeing of Redbridge's population through good spatial planning.

2.5 Further aims are to increase the capacity and quality of Strategic Industrial Locations (SIL) and encourage investors to maximise employment opportunities in the borough; maintain an appropriate mix of town centre uses in Ilford Metropolitan Town Centre, the District Centres, and local Neighbourhood Parades; and ensure that employment opportunities are accessible to all.

2.6 **Performance of Indicators and Targets for Housing, Employment, and Commercial Uses**

2.7 Housing Delivery Indicators

2.8 The housing delivery indicators aim to monitor how the borough is performing in delivering housing and bridging the gap between targets and need.

> **Housing Indicator 1: net additional dwellings for the current year (2021-2022)** - delivering a minimum of 1,409 new dwellings per year.

2.9 Redbridge completed **287 additional dwellings during 2021-2022**, (around 20% of the target for that year). This is a decrease in delivery on the previous year for 2020/21, with 515 additional dwellings delivered (46% of the minimum target). Table 1 below gives a breakdown of the 287 dwellings that were delivered.

Table 1: Breakdown of housing delivery/completions for 2021/22

Housing Completion Type	Completions Figure 2021/22
New Build	159
Conversion	77
Change of Use	59
Demolitions	-6
Other Gains and Losses	-2
Total	**287**

2.10 Figure 1 below shows housing approvals and completions since 2007, where it is shown that over the previous three financial years (between 2019-2022), Redbridge delivered just **39% of its housing delivery target** (1,426 dwellings).

2.11 Redbridge is also unable to demonstrate a 5 year land supply and continues to be subject to a 'Presumption in Favour of Sustainable Development' (the Presumption) in relation to the determination of planning applications for new housing. The Presumption means that when determining housing planning applications, housing policies in the Local Plan are considered out of date and only limited weight can be applied to them.

2.12 Planning permissions for housing during 2021/22 have also decreased to a level of just **43%** of the figure for 2020/21 (**713 in 2021/22**, from 1,645 in 2020/21), which will likely have a negative effect on delivery going into 2022/23.

Figure 1: Net additional dwellings 2021/22

Housing Indicator 2: net additional dwellings over the previous five-year period or since the start of the relevant Local Plan period, whichever is the longer.

2.13   Figure 2 below illustrates the number of net additional dwellings delivered in Redbridge for the previous 5-years (between 2017 and 2022) is **2,666 completions**. This figure represents approximately 45% of the overall minimum housing delivery target for that 5-year period (5,901 dwellings), based on the annual housing target of 1,123 dwelling completions per year between 2017/18 and 2020/21, and 1,409 dwelling completions for 2021/22. The shortfall in delivery for the same period is **3,235 dwellings**.

Figure 2: Housing completions 2017 - 2022

Housing Completions Delivered
2017 - 2022

3,235   2,666

■ Completions delivered 2017-2022   ■ Under delivery 2017-2022
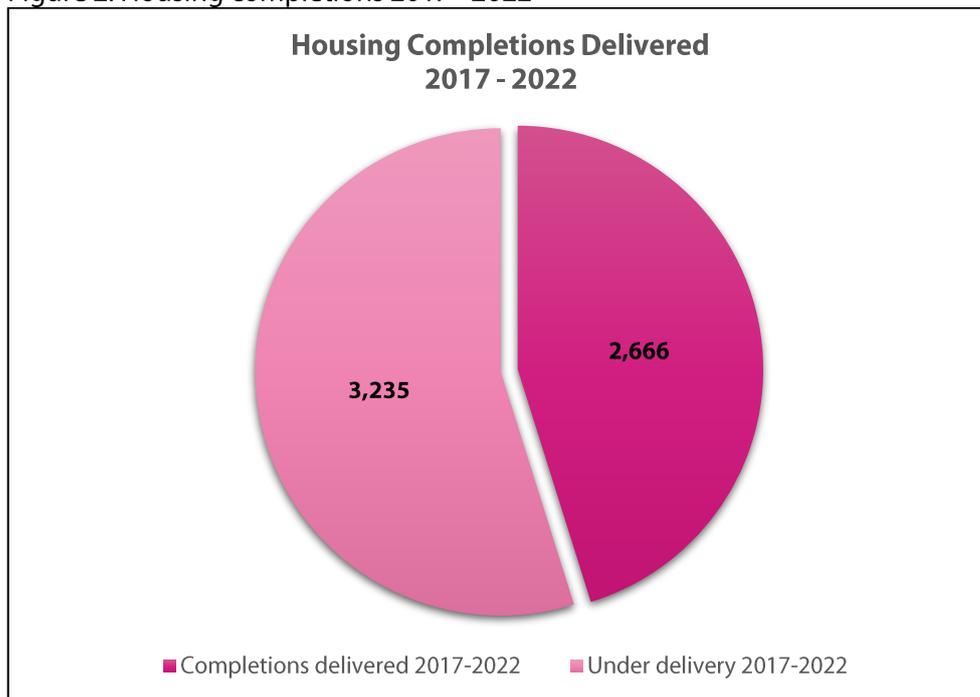
Housing Indicator 3: Projected net additional dwellings up to the end of the relevant Local Plan period or over a ten-year period from its adoption, whichever is the longer.

2.14   The projected number of additional dwellings up to the end of the Local Plan period is **18,717**. This is for the period from 2021/22 to 2030/31 and is based on the 5-Year Housing Land Supply from 2021 to 2026, yearly housing projections based on the housing pipeline, and windfall projections until the end of the adopted Local Plan period. Figure 3 below shows 10-year projections for 2021/22 - 2031/32, which is **20,313 additional dwellings**, and for 2022/23 - 2032/33, which is **21,353 additional dwellings.**

Figure 3: Housing projections for the end of the Plan period

Housing Projection 2021-2033

Legend: Ilford, Crossrail, Gants Hill, South Woodford, Barkingside, Rest of Borough, Windfall
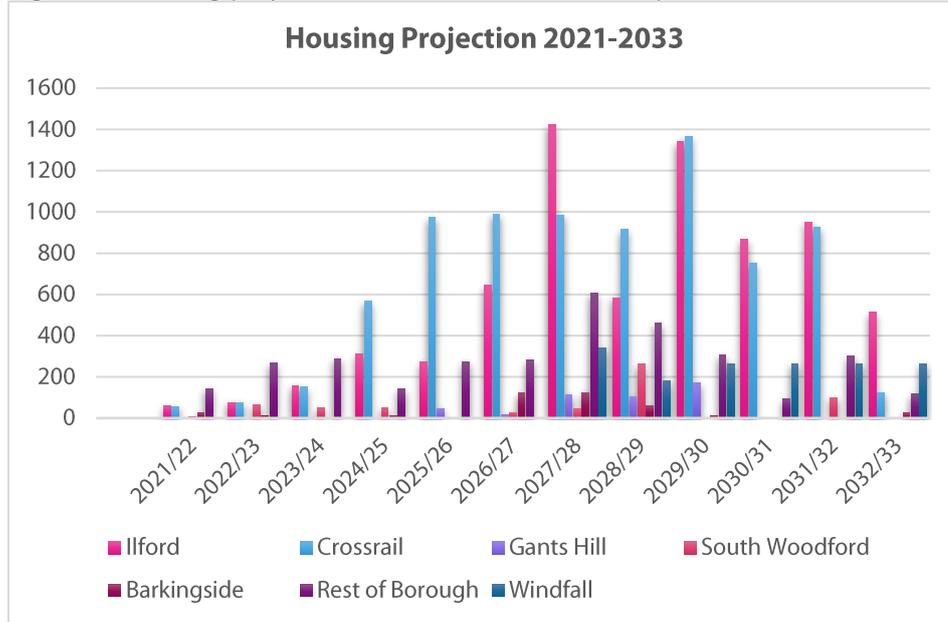
Housing Indicator 4: The annual net additional dwelling requirement.

2.15   The minimum annual net additional requirement or housing target for Redbridge during the 2021/22 period was 1,409 dwellings per year and is the new annual target for the borough. As shown in Figure 4 below, at **287 dwellings**, the delivery for 2021/22 is the lowest it has been since 2016/17. The annual target has not been met in the borough since the start of the Local Plan period.

Figure 4: Housing delivery for the previous 5-year period

Housing Delivery 2016-2022

Year	Dwellings
2016/17	913
2017/18	476
2018/19	764
2019/20	624
2020/21	515
2021/22	287
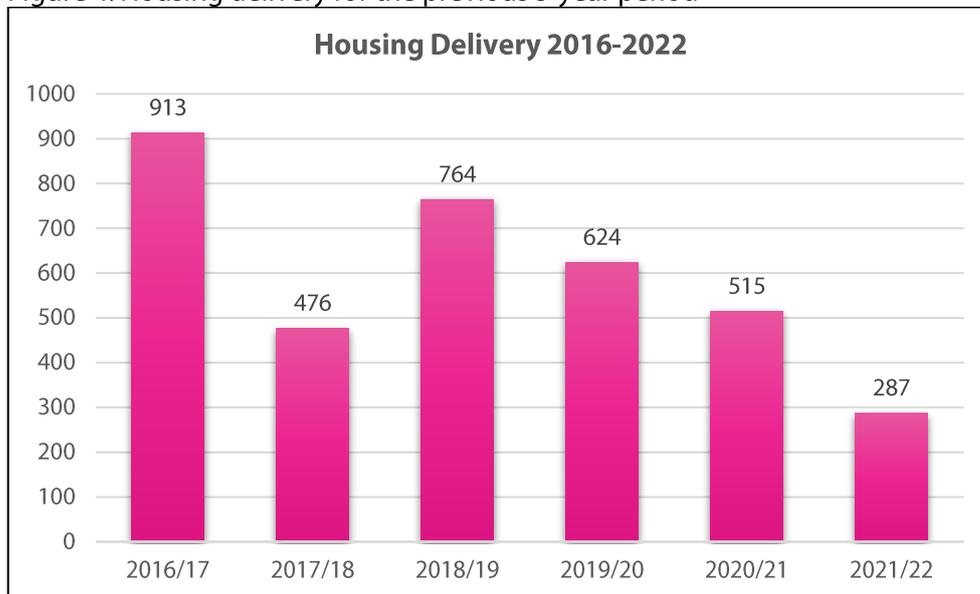
Housing Indicator 5: Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to the previous year's performances.

2.16   Due to low performance in the years since the start of the Plan period (2015-2022), to make up for the shortfall in delivery Redbridge would need to deliver an approximate average of **1,809** dwelling completions per year (annual requirement from 2022/23 to 2028/29) to achieve the 10-year London Plan target of 14,090 homes (set by the Mayor for the 2019/20 -2028/29 period). This is based on the 10-year London Plan target of 1,409 new dwellings each year, plus an additional 400 new homes each year to make up for low performance of previous year's shortfall. The total number for the 10-year period is spread equally year-on-year throughout the length of the remaining Plan period.

Housing Indicator 6: Number of non-commenced dwelling approvals.

2.17   The number of planning permissions for dwellings that have not been commenced during the financial year for 2021/22 is approximately **2,955** (approved but non-commenced dwellings at the date of 31/03/2022, some have subsequently commenced or lapsed). This is more than ten times the number of completions delivered for 2021/22. This indicator points to housing developments with permission not being started early enough by developers.

Figure 5: Number of non-commenced dwelling approvals

Housing Delivery 2021/22 Against Non-Commenced Approvals

287

2,955

■ Number of completions delivered   ■ Number of permissions not commenced
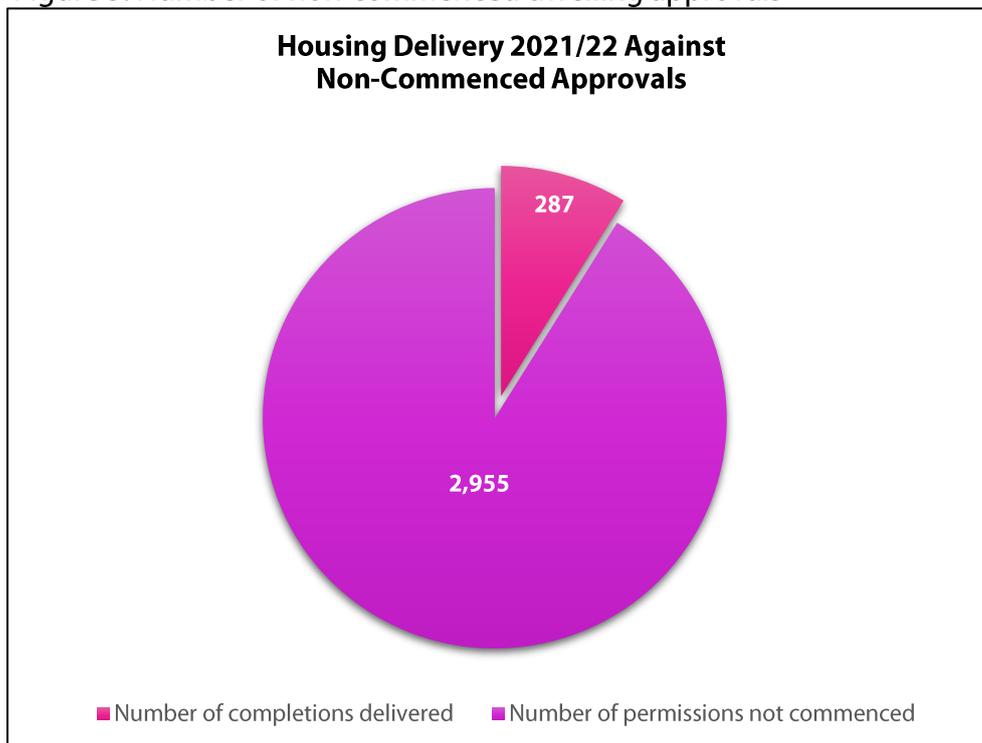
Housing Indicator 7: Number of dwelling units under construction.

2.18   During the financial year for 2021/22, **1,029** new dwellings were under construction (at 31/03/2022), including homes commenced during that year and in previous years. This is higher than the number of homes that were actually delivered (287) during the same period.

Housing Indicator 8: Number of dwelling units started.

2.19   For the financial year 2021/22, the number of dwelling units started is **673** (commenced between 01/04/2021 and 31/03/2022). The number of commencements is an improvement on the figure for 2020/21 (182), which is likely due to the low number of permissions in 2019/20 (only 660) and the increased number of permissions in 2020/21 (1,645). A low rate of starts has a negative impact on build out rates (completions) so an increase on the previous year is positive.

2.20   Figure 6 below however shows varying results with regard to housing construction during 2021/22. Although the number of units started are up on the previous year, overall units under construction decreased in 2021/22 (1,419 in 2020/21, to **1,029 in 2021/22).** There were also nearly half the number of completions in 2021/22 than in 2020/21 (**287** and 515 respectively), likely due to a ripple effect of low levels of construction stemming from the COVID lock down period.

Figure 6: Number of dwelling units started 2021/22
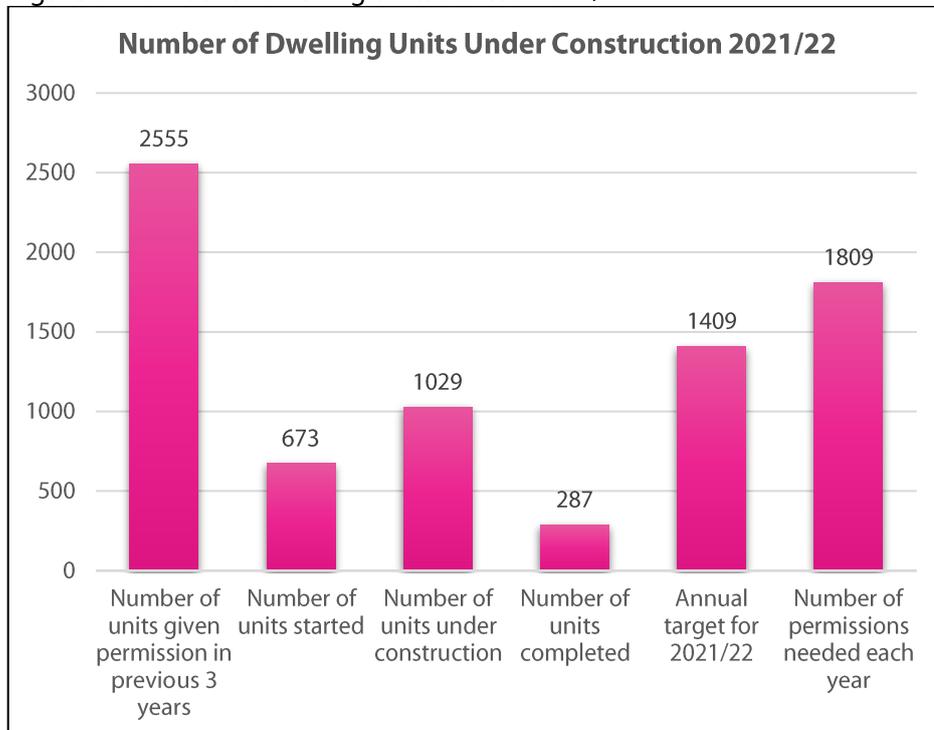
Housing Indicator 9: Number of Affordable housing completions in all new developments.
Target: Delivering at least 35% or 393 new affordable homes per year.

2.21 The number of affordable housing completions in all new development for 2021/22 is **74**. This figure represents 26% of the total number of housing completions (287), but only 5% of the annual target of 1,409 dwellings per year. 393 new affordable homes per year is sought in the Redbridge Local Plan Policy LP3: 'Affordable Housing', which is 35% of the previous annual target of 1,123 homes per year. However, the annual target has risen to 1,409 new homes per year and in order to achieve 35% affordable housing delivery Redbridge should now seek 493 affordable homes per year.

2.22 Table 2 below shows the performance in affordable housing delivery for 2021/22. The number of completions for the period is small, partly because housing delivered through permitted development rights (such as office to residential change of use) and schemes under 10 dwellings do not provide affordable housing.

Table 2: Housing delivery 2021/22

Type of scheme	Dwelling completions 2021/22	Affordable completions	Affordable %
10+ units	159	71	45%
1-9 units	172	3	2%

Housing Indicator 10: Number of M4(2) accessible dwelling completions (new build and overall).
Target: Delivering all new build housing as M4(2) or M4(3) accessible dwellings.

Housing Indicator 11: Number of M4(3) accessible wheelchair user dwelling completions (new build and overall).
Target: Delivering at least 10% of new build housing as M4(3) wheelchair user dwellings per year.

2.23 The overall figure for new build dwellings/completions for 2021/22 is **159 dwellings** (Table 1 above shows the breakdown of total completions for 2021/22). The overall figure for M4(2) accessible dwellings delivered for 2021/22 is **92**, **49** of which are within new build dwellings, **33** within changes of use, and **10** extensions. The overall figure is lower than the previous year in 2020/21, where 147 M4(2) dwellings were delivered and 110 of those were within new build. The overall percentage of delivery of M4(2) dwellings in new build is **31%**, this is low as within Local Plan Policy LP32: 'Sustainable Design and Construction' the target is 90% (around 144 out of 159 new builds).

2.24 In terms of M4(3) dwellings delivered, the number delivered within new build is **9**, which is approx. **6%** of all new build delivered in 2021/22, but again does not quite reach the level required of 10% which would equate to 16 M4(3) dwellings delivered within all new build.

2.25   These figures show that delivery of M4(2) dwellings in new build for 2021/22 is significantly down compared to previous AMR year percentages. However, the overall number of new build in the borough is reduced.

2.26   The figures for accessible and wheelchair accessible homes for new dwellings and overall dwellings is low partly because some planning permissions do not require accessible standards, such as prior approvals, and schemes of under 10 units do not yield M4(3) units.

Figure 7: M4(2) and M4(3) dwellings for new build 2021/22.

Number of accessible (M4(2)) and wheelchair accessible (M4(3)) dwelling delivered 2021/22
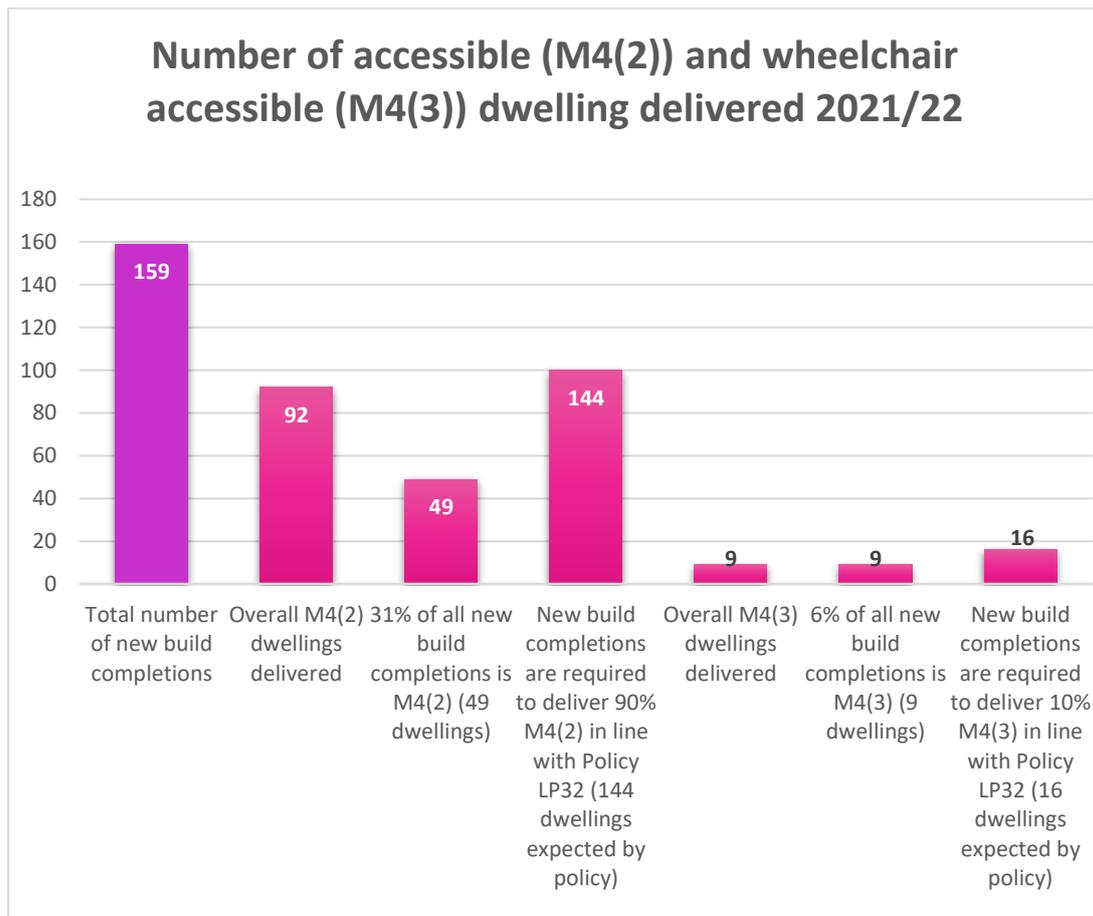
> **Housing Indicator 12: Number of dwelling conversions.**
> Target: Resisting the loss of larger family sized housing in the boroughs housing stock.
>
> **Housing Indicator 13: Number of new Buildings in Multiple Occupation.** Target: Resisting the loss of larger family sized housing in the boroughs housing stock.

2.27   The number of dwelling conversions to flats completed for the 2021/22 period was **13**. Local Plan Policy LP6: 'Dwelling Conversions, Houses in Multiple Occupation and Buildings in Multiple Residential Occupation' provides criteria that must be met, and which have the effect of restricting opportunities for new flat conversions.

2.28   With regard to houses in multiple occupation (HMOs), a total of **18** planning applications were decided within the 2021/22 period, **1** of which was a new build.

Also, **3** applications were refused which were later allowed at appeal, making a total of **21** applications with consent for HMO use.

<table>
<tr><td colspan="2">Housing Indicator 14: Dwelling completions by tenure and number of bedrooms.
Target: affordable tenure split - 60% social rented/affordable rented and 40% Intermediate. At least 50% of housing completions to have 3 or more bedrooms.</td></tr>
</table>

2.29   Of the **287** dwellings with available information completed during the period for 2021/22, they can be broken down as follows:

Table 3: Dwelling completions

Type of scheme	Studio	1 bed	2 bed	3 bed	4 bed +	Total
Market Sale	49	69	63	17	8	206
Market Rent	1	2	2	4	-2	7
Affordable Rent	0	0	19	10	4	33
Discount Market Sale (DMS)	0	20	0	0	0	20
Social Rent	18	0	0	2	1	21
TOTALS	**68**	**91**	**84**	**33**	**11**	**287**

Figure 8: Dwelling completions by tenure.

Dwelling Completions by Tenure 2021/22

- Market Sale 72%
- Market Rent 2%
- Affordable Rent 12%
- DMS 7%
- Social Rent 7%
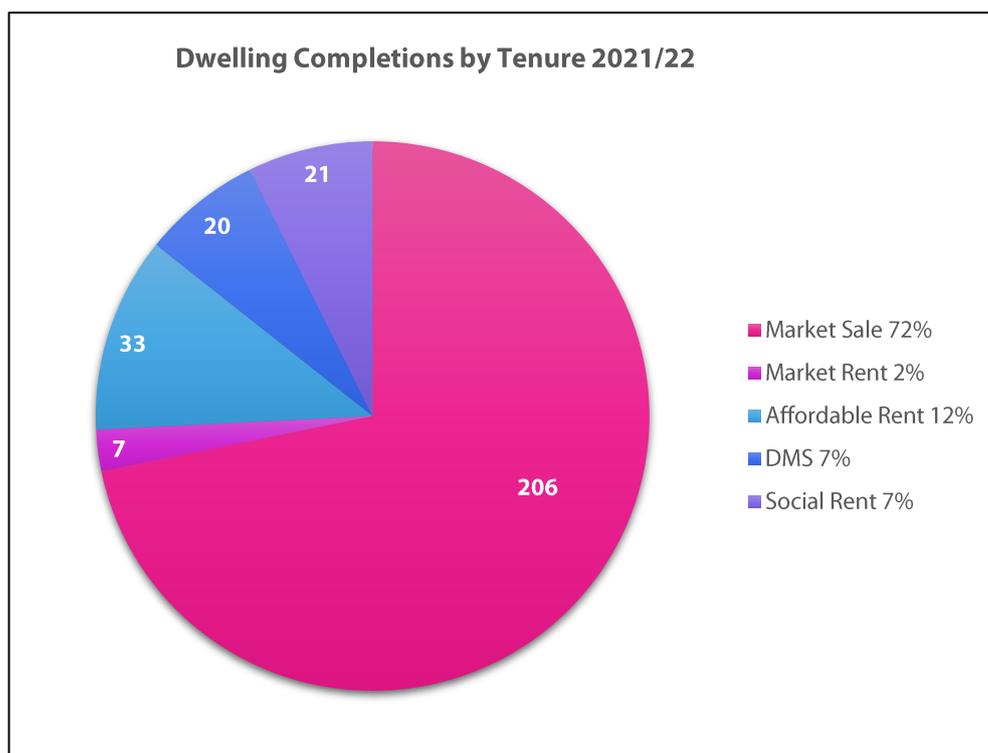
Housing Indicator 15: Percentage of new and converted dwellings on previously developed land.

2.30   For the 2021/22 period, out of the 287 dwellings delivered in the borough **273 have been built on previously developed land**, which equates to **95% of all development**. This demonstrates that the Local Plan strategy of directing the majority of growth in the borough towards the Investment and Growth Areas (IGA) on brownfield land is being adhered to.

Figure 9: New and converted dwellings

Number of Dwellings Completed on Previously Developed Land
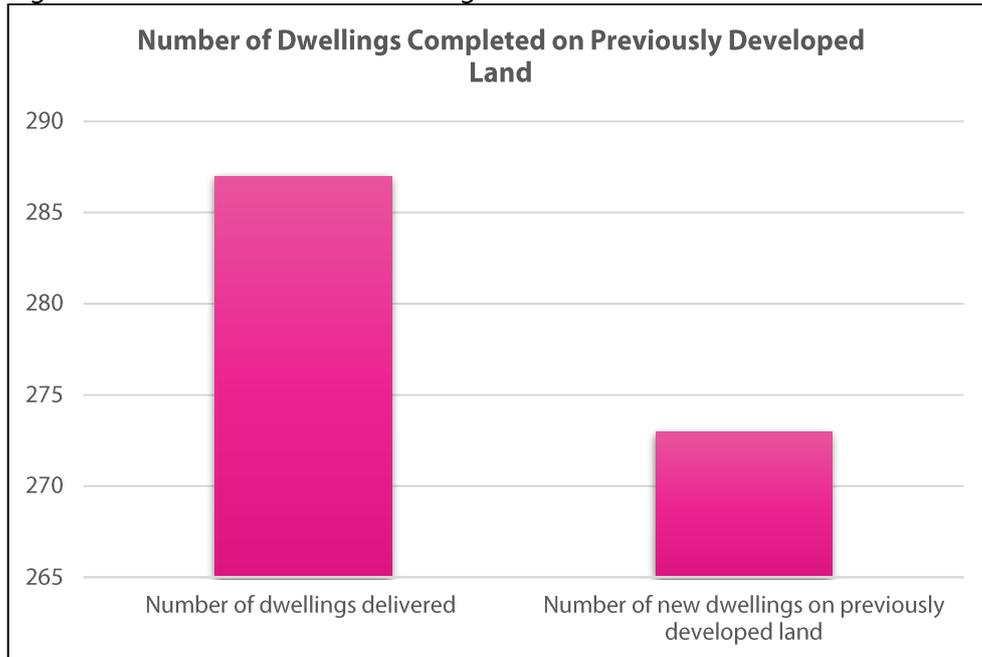
Housing Indicator 16: Number of specialist accommodation units
Targets:
    i.   approved
    ii.   completed by type

2.31   There were **no additional specialist housing units built** in Redbridge during 2021/22. The Outer Northeast London Strategic Housing Market Assessment (2016) sets an annual figure of 108 additional specialist units for older people by 2032, but states that this need should be considered in partnership with other agencies.

Housing Indicator 17: Percentage of new dwellings completed with densities in dwellings per hectare:
Targets:
   i.   Below the London Plan density range;
    ii.   Within the London Plan density range; and
    iii. Above the London Plan density range
    iv.   Average density of residential approvals
    v.   Average density of residential completions

2.32   Planning Services is unable to provide data for this indicator. Going forward this data will not be collected as the new London Plan (2021) does not include density ratios and all new development schemes will be design-led.

> **Housing Indicator 18: Number of empty properties brought back into use.**
> Target: Net reduction in the number of empty properties.

2.33   During 2021/22, **94 empty properties were brought back into use** - the annual target set by Environmental Health is 100 empty properties were brought back into use. Of these, **91** had been empty for more than 12 months, with the target for bringing them back into use in terms of time being 20 months (these typically require more substantial engagement and are more likely to need renovations). The numbers were influenced by the pandemic and national trends (e.g., restrictions and uncertainty for homeowners, impact on both rental and sales markets, scarcity and increased cost of building materials, and reduced availability of contractors).

2.34   Figure 10 below shows the trend compared to those of the previous seven years. The numbers during the previous AMR were low due to the impact of the pandemic and national trends (e.g., restrictions and uncertainty for homeowners, impact on both rental and sales markets, effects on building materials supplies and reduced availability of contractors). However, numbers for 2021/22 have picked up and are closer to the annual target.

Figure 10: Empty properties
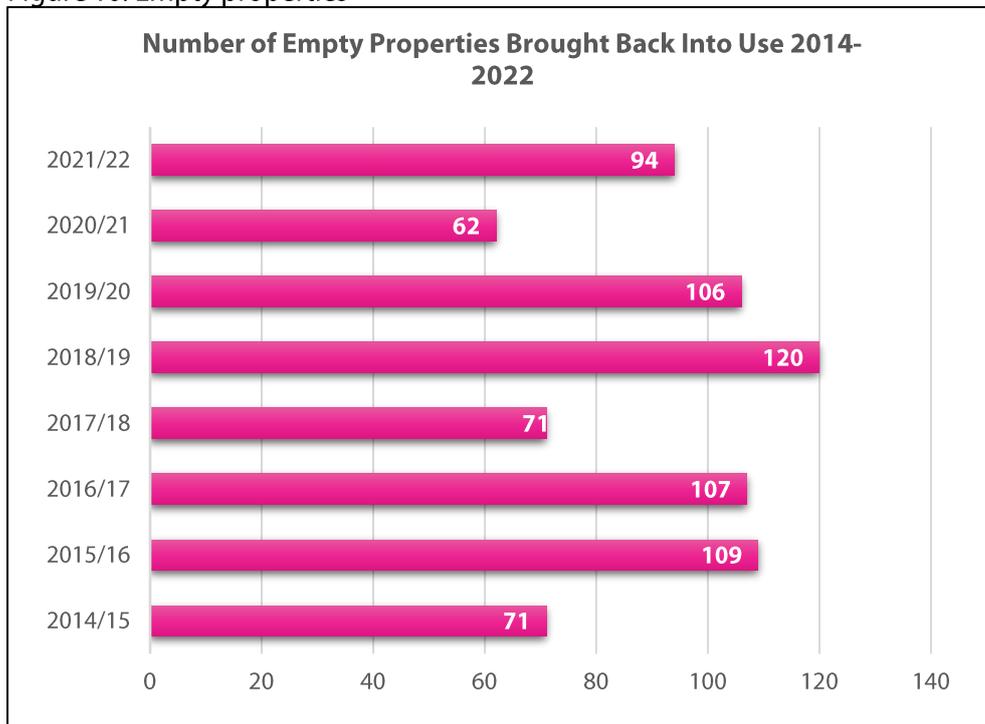
2.35 **Employment Indicators**

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Employment Indicator 1: Amount of employment land lost to development
Target: No more than 14.45 hectares of industrial land to be released from employment use over the plan period.

Losses of employment land in:
  i.   **development/regeneration areas and**
  ii.   **town centres**

</div>

2.36 During the 2015-2021 period (beginning with the start of the current Local Plan), there has been an overall **loss of 23,000m^2 or 2.3ha in B1, B2, and B8 floorspace**. During the 2021/22 monitoring period, there was a further net loss of **819.7m^2** or approx. 0.08ha, all of which was B1 floorspace. This means that between 2015-2022 there has been an approximate loss of **2.4ha** of employment space (B1, B2 and B8).

Table 4: locations of losses of employment floorspace during 2021/22

Description	Address	Decision Date	Loss in Employment Floorspace
Single storey rear extension. Change of use of first floor from offices (B1) to residential (C3), creation of second floor containing 2 x 1 bedroom flats.	Development At 211, High Road, South Woodford DISTRICT CENTRE, London, E18 2PB	22/11/2019	63.15m2
Subdivision of shop into five separate retail units (A1). Change of use of the first floor offices/stores (B1) to residential use (C3) to create 1 x 2 bedroom self-contained flat (C3)	Development Site At 167, Ilford Lane, LOCAL CENTRE, Ilford, IG1 2RT	09/12/2019	84.55m2
Change of use of first and second floor from Office (B1(a)) to 16 residential units (C3). (Summary)	Development Site At 26 To 36 And Rear Of 18 To 24, High Street, Barkingside, DISTRICT CENTRE, Ilford, IG6 2FR	21/01/2020	670m2
Total			**819.7m^2**

2.37 Local Plan Policy LP14: 'Stimulating Business and the Local Economy' plans for an overall managed release of **14.45ha** of out of date and underperforming non-designated employment land (including industrial land) over the plan period (2015-2030) to encourage a more effective and efficient use of such land.

Figure 11: Employment land lost to development 2015-2022

Amount of Employment Land Lost to Development

	2015-2022 overall losses	2021-2022 overall losses	2015-2021 overall losses	Planned losses for non-designated out of date and under performing employment land during Local Plan period for 2015-2030
	2.4	0.08	2.3	14.54
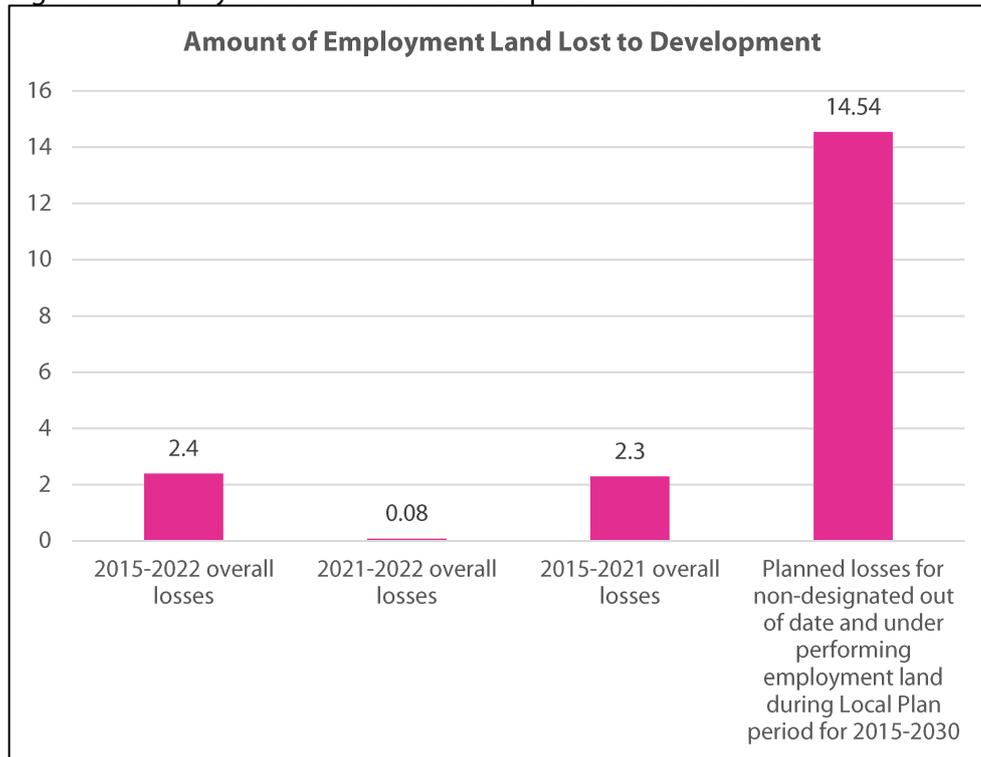
Employment Indicator 2: Amount of floorspace developed for employment by type, by Investment and Growth Area.

Employment Indicator 3: Amount of floorspace by employment type, which is on previously developed land.

2.38. There were no completed schemes recorded during the monitoring period which match the criteria.

Employment Indicator 4: Employment land available by type.

2.39. The total available amount of employment land as of 2021/22 was **228 ha**. No reliable up-to-date data is available at present to provide a full breakdown of Employment Land by type.

2.40. Retail and Commercial Indicators

Retail Indicator 1: Amount of completed retail, office, and leisure development.
Target: Facilitating business growth in the borough with the provision of a minimum of 21,206m2 of new B1 space for SME's.
Making provision for a minimum of 23,911sqm of comparison retail floorspace by 2030.
Making provision for a minimum of 8,562sqm of convenience retail floorspace by 2030.

2.41. In July 2020, the Use Class Order was updated to create Use Class E for Commercial, Business, and Service uses and incorporates many retail, office, food

and beverage, service, and leisure uses. During the period 2021/22, there was **1** completed scheme (ref: 3139/20) for a change of use of ground floor dwelling into a retail shop including a new shop front. There were no recorded completions for leisure or office uses during the monitoring period.

2.42. Local Plan Policy LP14: 'Stimulating Business and Local Economy' aims to provide 21,206m^2 of new purpose built modern flexible office and business accommodation for employment purposes to accommodate small and medium enterprises (SME) within Class B1 in the borough up to 2030. Delivery in 2019/20 showed a loss of 2,388m^2 in B1 floorspace and an additional 717m^2 in flexible A1 floorspace; in **2020/21 there was no recorded change in floorspace**. The period for 2021/22 showed **a loss of approx. 820m^2 in B1 floorspace** – overall the period between 2019 and 2022 represents low performance with regard to the target set out in Policy LP14. If this trend continues the required levels of business growth for SME will not be met.

> **Retail Indicator 2: Amount of completed retail, office, and leisure development in town centres.**
> Targets: Provision of new community infrastructure in a timely and efficient manner in appropriate locations to support population, housing, employment, and economic growth, in accordance with Appendix 2 of the Local Plan and the Infrastructure Delivery Plan.
> Enhancing the quality of Ilford's retail offer more benefitting its Metropolitan Town Centre Status Increasing the numbers of bed spaces (visitor accommodation) in the borough to help promote Redbridge as a destination for leisure and tourism.

2.43. There were no major retail, leisure or office developments completed during the 2021/22 period.

> **Retail Indicator 3: Numbers of hot food takeaways, betting shops, shisha bars, and payday lenders within each local / town centre.**
> Targets: Enhancing the quality of Ilford's retail offer more benefitting its Metropolitan Town Centre Status.

2.44. The data set out in Figure 12 below shows the number of hot food takeaways and betting shops in each centre during the monitoring period. We are unable to report on the numbers of shisha bars and payday lenders at present through lack of reliable data.

Figure 12: Number of hot food takeaways and betting shops 2021/22

Numbers of Hot Food Takeaways and Betting Shops Within Each Local/Town Centre 2021/22

<table>
<tr><td></td><td>Betting Shops</td><td>Take Away Shops</td></tr>
<tr><td>Ilford Metropolitan Centre</td><td>11</td><td>21</td></tr>
<tr><td>Barkingside District Centre</td><td>4</td><td>10</td></tr>
<tr><td>Chadwell Heath District Centre</td><td>0</td><td>4</td></tr>
<tr><td>Gants Hill District Centre</td><td>3</td><td>8</td></tr>
<tr><td>South Woodford District Centre</td><td>4</td><td>11</td></tr>
<tr><td>Wanstead District Centre</td><td>2</td><td>7</td></tr>
<tr><td>Goodmayes Local Centre</td><td>1</td><td>8</td></tr>
<tr><td>Green Lane Local Centre</td><td>1</td><td>2</td></tr>
<tr><td>Ilford Lane Local Centre</td><td>2</td><td>9</td></tr>
<tr><td>Seven Kings Local Centre</td><td>3</td><td>10</td></tr>
<tr><td>Woodford Green Local Centre</td><td>1</td><td>2</td></tr>
</table>

Leisure & Tourism Indicator 1: Number of hotels in borough.
Increasing the numbers of bed spaces (visitor accommodation) in the borough to help promote Redbridge as a destination for leisure and tourism.

Leisure and Tourism 2 Indicator: Number of new hotels, guest houses and spaces.

2.45. There were a total of **61** hotels/boarding, guest houses, and hotel/motel in Redbridge during 2021/2022. This is an increase of 2 new hotels since 2019/20. Redbridge has also granted/deemed lawful 3 schemes which permit or extend hotel use - 2 schemes are extensions/annexes to existing hotels (1 complete and 1 under construction) and 1 is a new hotel (under construction).

Section 3:
Theme 2 – Promoting a Green Environment
(Local Plan Policies LP19-LP25)

3.   Strategic Objective 2

3.1   The theme of promoting a green environment involves the implementation of Local Plan Policies LP19-LP25. Redbridge has some of the most extensive and diverse natural environments in London. The strategic objective is focused on policies which address climate change guiding developments in sustainable locations.

3.2   **Indicators and targets for public transport journeys, parking, open space, biodiversity habitats, pollution, and renewable energy.**

3.3   Transport Indicators

> **Transport Indicator 1: Number of jobs within a 45-minute public transport journey of each local centre and town centre (as measured in the AM peak).**
> Target: provide an annual increase in the number of jobs available within 45 minutes of each local centre and town centre.

3.4   Figures13 and 14 show employment data obtained from Transport for London's (TfL) online Time Mapping tool Web CAT for 2018/19, 2019/20, 2020/21, and 2021/22. The graphs show the estimated number of jobs in London and the Southeast that are within a 45-minute journey from local and town centres in Redbridge. The figures in the graphs indicate an increase every year in the number of jobs within the 45-minute public transport journey timeframe from each of the centres. The 2021/22 and 2020/21 data use the 2031 forecasts from TfL and the previous years use the 2021 forecasted data. There has been no change in the forecasted data between 2020/21 and 2021/22.

Figures13 and 14: Jobs within reach via public transport

Jobs in London and the Southeast
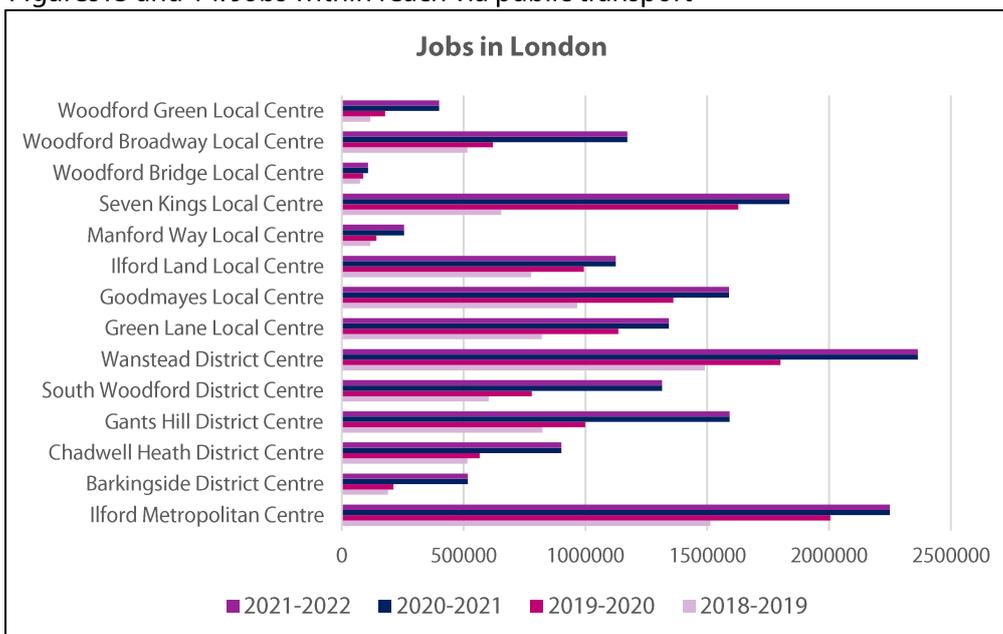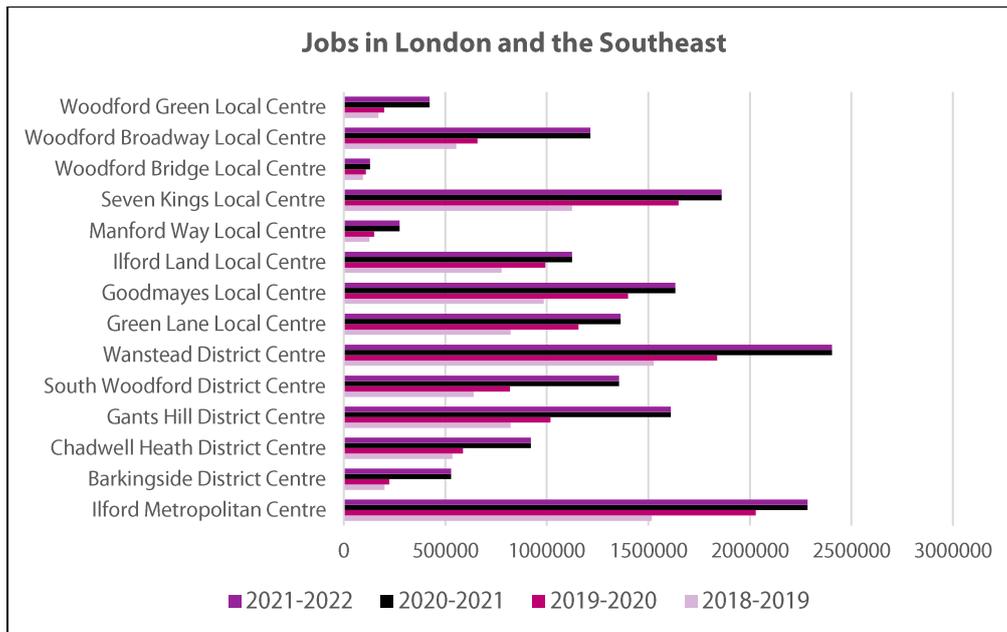
Transport Indicator 2: Amount of new residential development within 30 minutes public transport time of: a GP; an A&E department; a primary school; a secondary school; areas of employment; and a major retail centre(s).
Target: Reduce dependence on the private car, minimising greenhouse gases from vehicle emissions and improving air quality.

3.5   Figure 15 below maps residential completions during the reporting period within a 30-minute public transport journey of GPs, A&E departments, primary schools, secondary schools, employment areas, and major retails centres.

Transport indicator 3: Amount of completed non-residential development within Use Class Orders (UCOs) A, B and D complying with car-parking standards set out in the local Plan.
Target: Maintain at least 50 per cent of net B1 additional floorspace in PTAL Zones 5-6. Promoting walking, cycling, and use of public transport.

3.6   During the period for 2021/22, the Council granted/deemed lawful **60 schemes** which comply with parking standards policy in the Local Plan and London Plan. Of those 60 schemes **6** are complete, and **8** are under construction**.** The Council also refused **4** applications that comply with Local Plan parking standards policy that were later allowed on appeal.

Figure 15: New residential development within a 30-minute public transport journey of key infrastructure:

New Residential Development in LB Redbridge (April 2021 - April 2022)
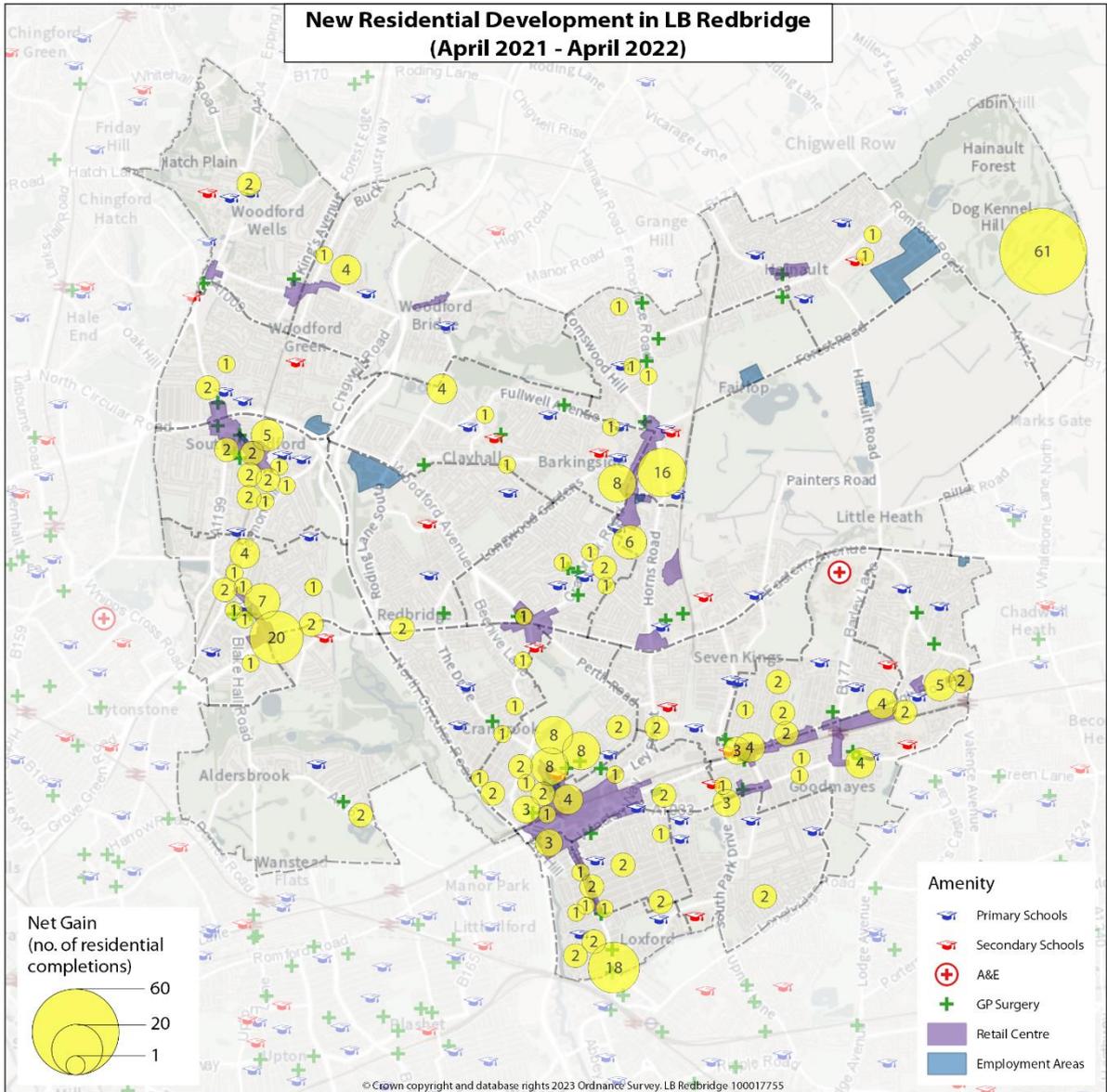
3.7 **Open Space Indicators**

Open Space Indicator 1: Amount of eligible open spaces managed to Green Flag Award standard.

3.8 Figure 16 shows a total of **9** sites in Redbridge which were managed to Green Flag standard again in 2021/22. These sites were the same as in the previous reporting year, including Valentines Park, South Park, Goodmayes Park, Ilford War Memorial, Elmhurst Gardens, Clayhall Park, Seven Kings Park, Claybury Park, and Hainault Forest. The total area covered by the 9 sites is **313.016 hectares**. There has been no change to this indicator since previous years.

Figure 16: Maps the 9 Green Flag sites across the borough

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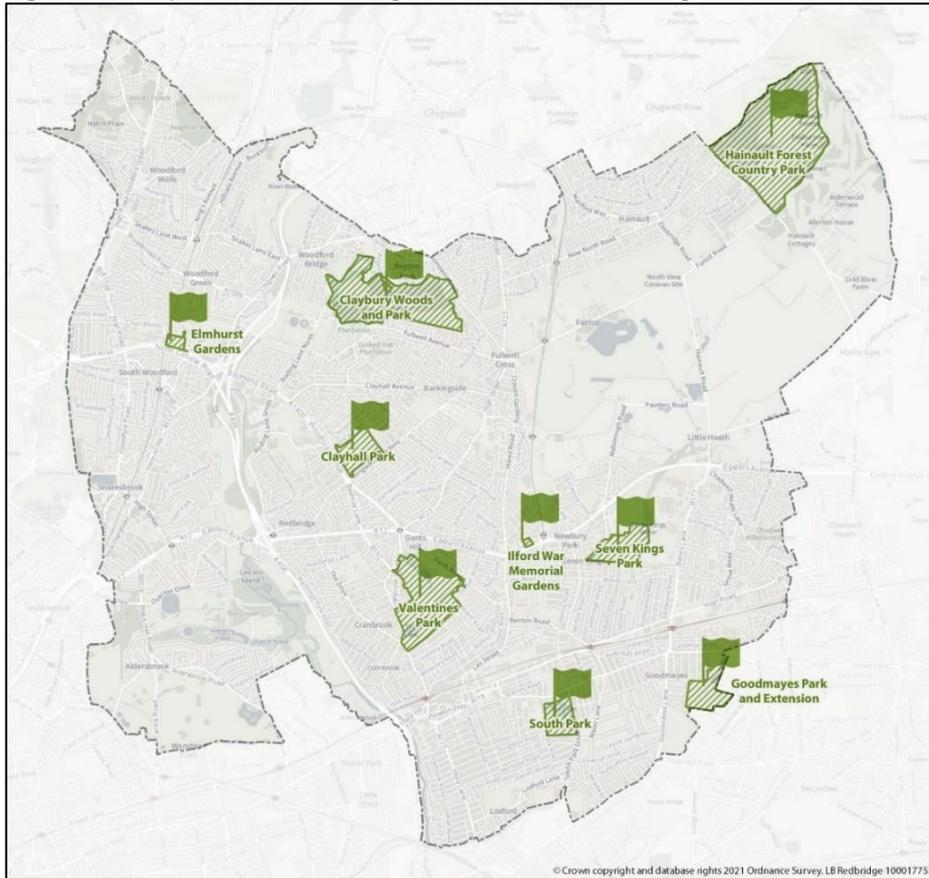
3.9 **Biodiversity Indicators**

Biodiversity Indicator 1: Change in areas and populations of biodiversity importance, including:
  i. **Change in priority habitats and species (by type); and**
  ii. **Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance**

3.10 Redbridge Council has taken a number of positive steps in nature conservation during the reporting period which have mainly been delivered by Vision RCL. In 2022, the Nature Conservation Team held **225 volunteer workdays** across Redbridge which involved **146 volunteers** contributing over **6,171 hours** of their time - an increase from the previous year.

3.11 **10,600 trees** were planted, **9 new bat boxes** were installed, **1,343 bags of litter** were picked from parks and green spaces, **14 wildflower meadows** and **16 ponds/wetlands** restored, and a new **10,000m² skylark** protection zone set up at Hainault Forest.

3.12 Survey work undertaken to understand baseline species data and to monitor the success of habitat management revealed a total of **269 different species with 762 separate wildlife records.** In total, **10 different species of invertebrate** (including butterfly, dragonfly, and damselfly), **11 species of mammal** (including bat and deer), **25 species of bird**, **2 species of amphibian**, **2 species of flowering plant**, and **1 species of reptile** were recorded.

23

3.13 Figure 17 contains data obtained from Green Information for Greater London (GiGL) revealing that **51 different priority species** were recorded in Redbridge during 2021/22, which was a decrease of 1 from the previous year. This difference may be attributable to missing data sets and inconsistencies in identifying and recording species. The season in which the survey was conducted also makes a difference to the number of species.

3.14 The period for 2021/22 also saw a decrease in the number of flowering plants and reptiles, and a decrease in 6 invertebrates from 2020/21. The overall number of mammals is the same between the two monitoring years, remaining a 25.

Figure 17: Priority species data in 2020/21 and 2021/22 obtained from GiGL.
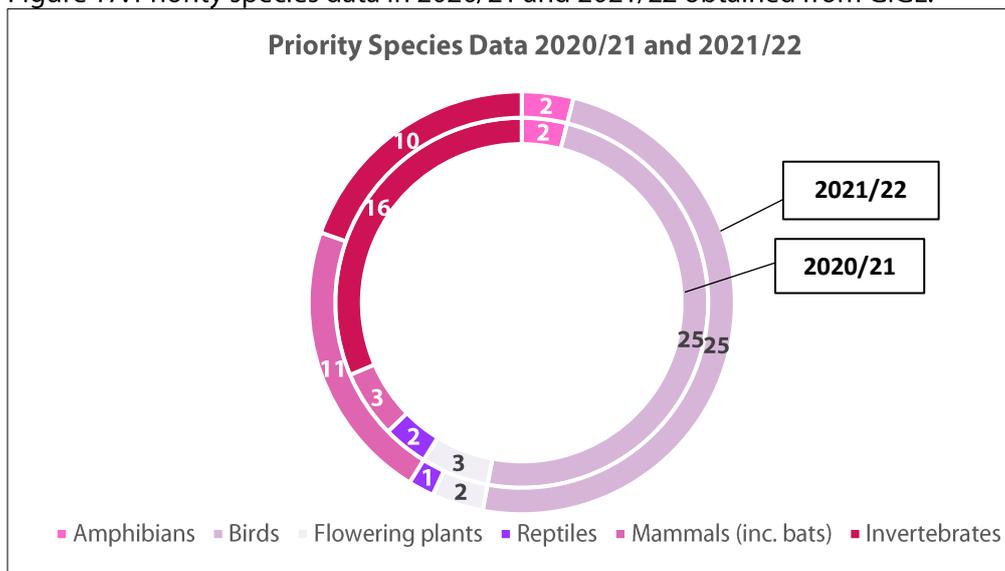
Table 5: Numbers of GiGL species records for the financial years up to 2021/22:

Number of records	2012/ 13	2016/ 17	2018/ 19	2019/ 20	2020/ 21	2021/ 22
All species	4110	3347	2476	41409	1509	762
Designated species	4068	1271	915	728	360	229
LISI species	39	28	21	895	39	16

Table 6: Total number of individual species that the records represent:

Number of species	2012/ 13	2016/ 17	2018/ 19	2019/ 20	2020/ 21	2021/ 22
All species	307	493	178	339	379	269
Designated species	94	93	49	50	51	51
LISI species	8	10	4	16	9	7

3.15 There has been **no net loss of Sites Important to Nature Conservation (SINCs),** and there was also **no net loss of open space** during the reporting period. Figure 18 below captures some more important statistics for species and nature conservation in the borough for the 2021/22 period and shows the information captured in paragraphs 3.10 to 3.12 above.

Figure 18: Nature Conservation Review for 2022

3.16 **Pollution Indicators**

Pollution Indicator 1: Levels of the following pollutants: PM2.5 particulates, PM10 particulates, Carbon Monoxide, Nitrogen Dioxide, Ozone, Sulphur Dioxide.
Target: Net reduction in annual average, hourly peak, and daily peak readings of all monitored pollutants.

3.17 The Council monitors levels of air pollutants and publishes the findings on an annual basis (see Tables 7, 8, and 9 below for data on for levels of Nitrogen Dioxide, PM_{10} particulates, and $PM_{2.5}$ particulates). The findings for 2021 are published in the Redbridge Air Quality Annual Status Report at: https://www.redbridge.gov.uk/media/11299/2021-aq-annual-status-report.pdf

3.18 Overall, the figures in Tables 7, 8 and 9 show that in all measured areas of the borough concentrations of nitrogen dioxide (NO_2), PM_{10} and $PM_{2.5}$ particulate concentrations are below the annual UK objective, with the exception of the area around the North Circ. Rd, Southbound Wanstead Pk (Table 6), which exceeds those levels, although concentrations have been reduced on the previous reporting year for 2020.

Table 7: Annual Mean NO$_2$ Concentrations (µg m^{-3}) Monitoring Results for 2020 and 2021

Site ID	Site Name	Within AQMA?	Annual Mean Concentrations (µg m^{-3}) for 2020 against annual UK objective of 40 µg m^{-3}	Annual Mean Concentrations (µg m^{-3}) for 2021 against annual UK objective of 40 µg m^{-3}
CM4	Urban Traffic (Gardner Close)	Y	27	26
CM7	Automatic Background (Ley Street)	Y	21	25
DT A	Mayfield School	Y	20.4	18.6
DT B	Ilford Lane	Y	36.5	34.9
DT C	Ilford Lane BP	Y	34.4	34.7
DT D	Ley Street	Y	20.7	21.0
DT E	Gardner Close	Y	28.0	26.1
DT F	Fullwell Cross	Y	29.4	30.2
DT G	Perth Road	Y	35.9	34.4
DT H	Westbound Eastern Ave	Y	37.2	32.5
DT I	Central Res Eastern Ave	Y	34.7	34.3
DT J	Eastbound Eastern Ave	Y	37.1	33.5
DT K	Parham Dr	Y	31.9	34.0
DT L	North Circ. Rd, Northbound Royston Gd	Y	27.6	28.7
DT M	North Circ. Rd, Southbound Wanstead Pk	Y	**50.3**	**45.7**
DT N	Ethel Davis School	Y	19.3	18.8
DT O	Grove Road	Y	33.5	27.5
DT P	High Road Woodford	Y	24.9	25.8
DT Q	M11	Y	34.0	23.5
DT R	Winston Way Primary Sch.	Y	37.1	40.3
DT S	Winston Way Gyratory	Y	39.3	39.4
DT T	Chadwell Heath Primary School	Y	31.4	30.9
DT U	Goodmayes Primary School	Y	26.4	26.8
DT V	Isaac Newton Academy	Y	22.6	22.4
DT W	Inside Winston Way Primary School	Y	27.3	27.2

Table 8: Annual Mean PM_{10} Concentrations ($\mu g\ m^{-3}$) Monitoring Results for 2020 and 2021

Site ID	Site Name	Within AQMA?	Annual Mean Concentrations ($\mu g\ m^{-3}$) for 2020 against annual UK objective of 40 $\mu g\ m^{-3}$	Annual Mean Concentrations ($\mu g\ m^{-3}$) for 2021 against annual UK objective of 40 $\mu g\ m^{-3}$
CM4	Urban Traffic (Gardner Close)	Y	17	16.0
CM7	Automatic Background (Ley Street)	Y	15	13.3

Table 9: Annual Mean $PM_{2.5}$ Concentrations ($\mu g\ m^{-3}$) Monitoring Results for 2020 and 2021

Site ID	Site Name	Within AQMA?	Annual Mean Concentrations ($\mu g\ m^{-3}$) for 2020 against annual UK objective of 25 $\mu g\ m^{-3}$	Annual Mean Concentrations ($\mu g\ m^{-3}$) for 2020 against annual UK objective of 25 $\mu g\ m^{-3}$
CM7	Automatic Background (Ley Street)	Y	13	10

3.19   There are a number of actions and policies being implemented at a local and regional level to reduce pollution levels even further. These can be viewed in the Redbridge Air Quality Action Plan 2020-2025.

3.20   **Flooding indicators**

Flooding Indicator 1: Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

3.21   There was **1** planning permission granted contrary to the advice of the Environment Agency. The application reference number is 3692/20 for the installation of 6x electric vehicle chargers with canopy and associated infrastructure at 674-678 High Road, Seven Kings.

3.22   **Energy Indicators**

Energy Indicator 1: Renewable energy capacity installed by type.

3.23   Figure 19 below shows the solar photovoltaic (pv) renewable energy capacity installed across **33** different buildings in Redbridge – a mix of schools and Council-owned buildings. These figures have not changed since the previous reporting year for 2020/21. A total of **17** Council-owned housing sites and **16** schools have solar pv installed. The Council continues to incorporate the provision of solar panels in new developments.

Figure 19: Solar pv installations across the borough
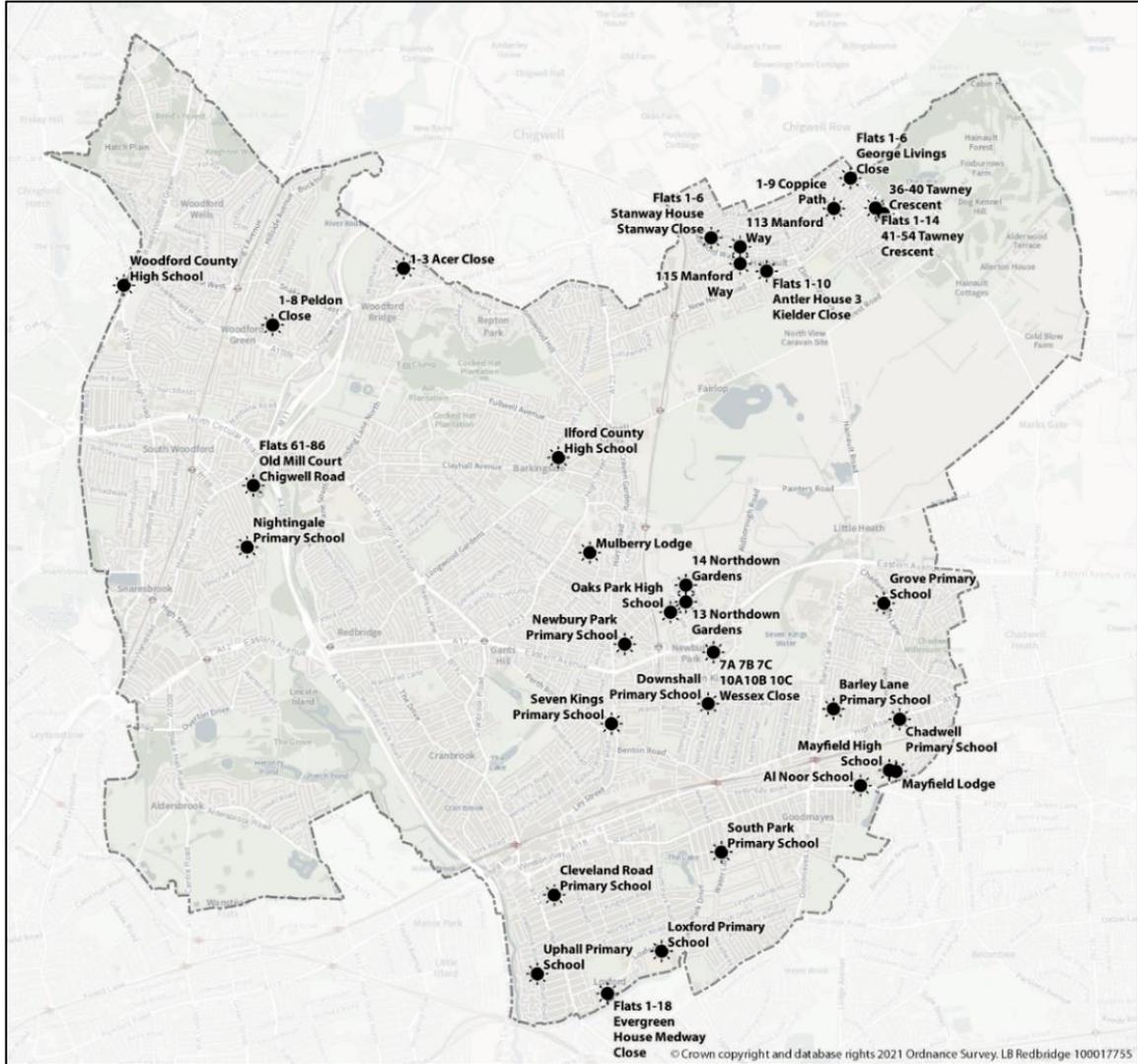
Section 4
Theme 3: Achieving Design Quality
(Local Plan Policies LP26-LP33)

4.1 **Strategic Objective 3**

4.2 Achieving high quality design is the focus of the third strategic objective and is delivered via policies LP26-LP33. High quality design is the key to sustainable development and the Council has sought to raise the standard of design in the borough whilst protecting and reinforcing its character.

4.3 **Indicators and targets for design quality, tall buildings, conversions, heritage & listed buildings, and basements.**

Design Indicator 1: Delivering high quality mixed-use development

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4.4 **Design Indicators**

4.5 A proxy indicator is used to measure the trend for good design, which is the application of Local Plan Policy LP26: 'Promoting High Quality Design'. Figure 20 below reveals that a total of **1,600 applications were approved, and 523 applications were refused** within the reporting period which applied this policy.

Figure 20: Applications applying Local Plan Policy LP26 2021/22
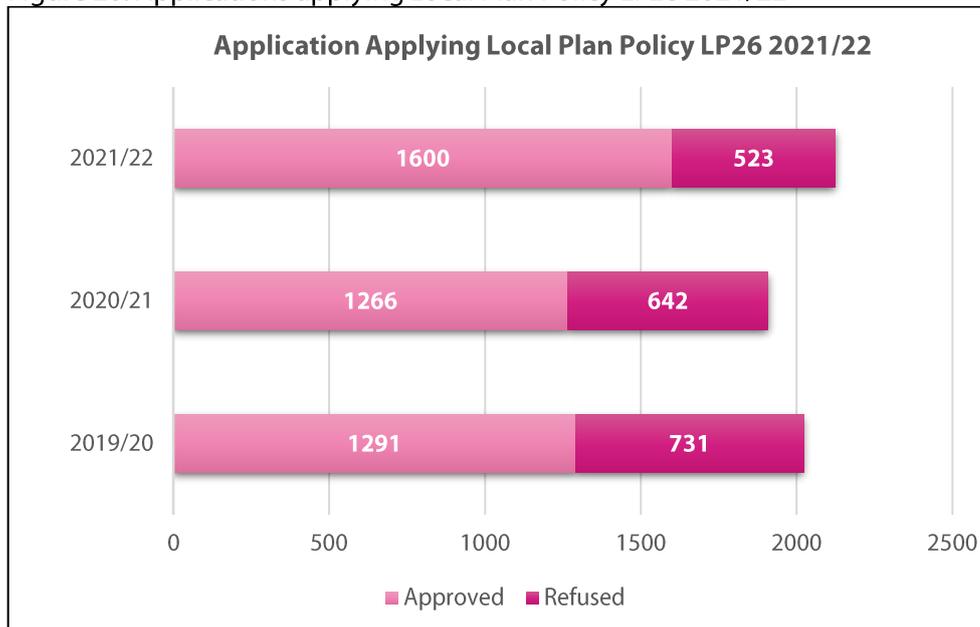
4.6 The Council now uses an independent Design Review Panel, operated by FRAME Projects, to advise applicants, Council Officers, and Planning Committee on the design of developments. This advice is given at pre-application stage for major developments (10 units +) with the aim of ensuring better quality developments.

4.7 A total of **63 applications were approved and 19 were refused** within the reporting period which applied Local Plan Policy LP28: 'Advertising and Shopfronts'. Policy LP28 is being applied to new development proposals, where

appropriate, ensuring shopfronts and signage respect the overall character and appearance of buildings and the street scene.

Figure 21: Applications applying Local Plan Policy LP28 2021/22

Applications Applying Local Plan Policy LP28 2021/22

Year	Approved	Refused
2021/22	63	19
2020/21	29	13
2019/20	51	18
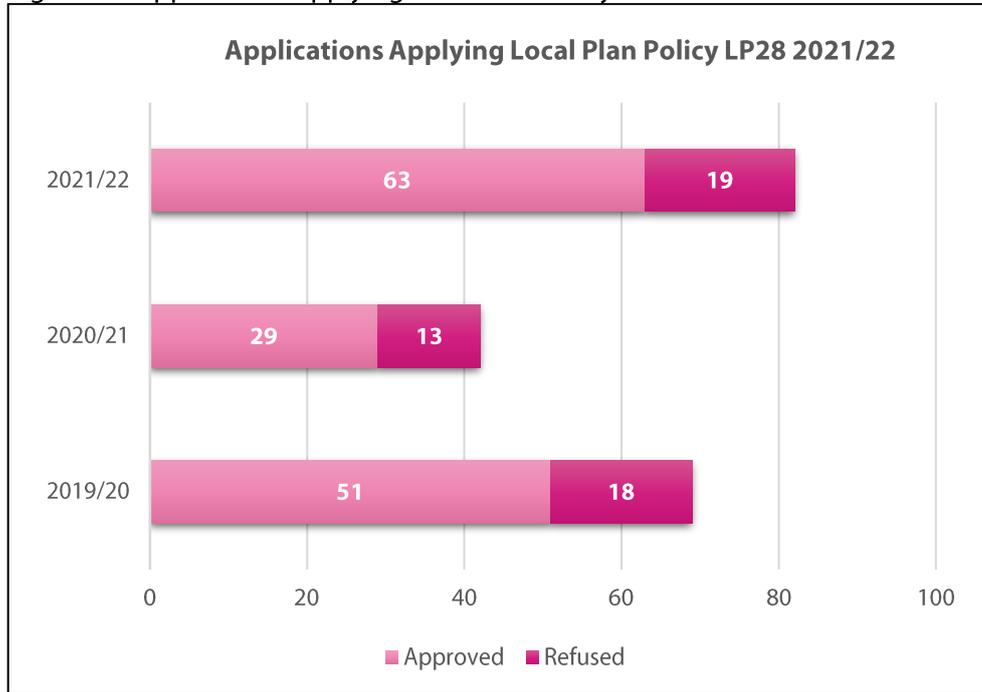
- Approved
- Refused

4.8   A total of **101 applications were approved and 14 were refused** within the reporting period which applied Local Plan Policy LP32: 'Sustainable Design and Construction', and/or considered BREEAM in the application decision and/or planning conditions (see Figure 22 below). The findings show that the use of LP32 and BREEAM is consistently being applied to the decisions of planning applications.

Figure 22: Application applying LP32 and/or considered BREEAM in planning decision/conditions 2021/22

Applications Applying Local Plan Policy LP32 2021/22

Year	Approved	Refused
2021/22	101	14
2020/21	116	39
2019/20	81	58
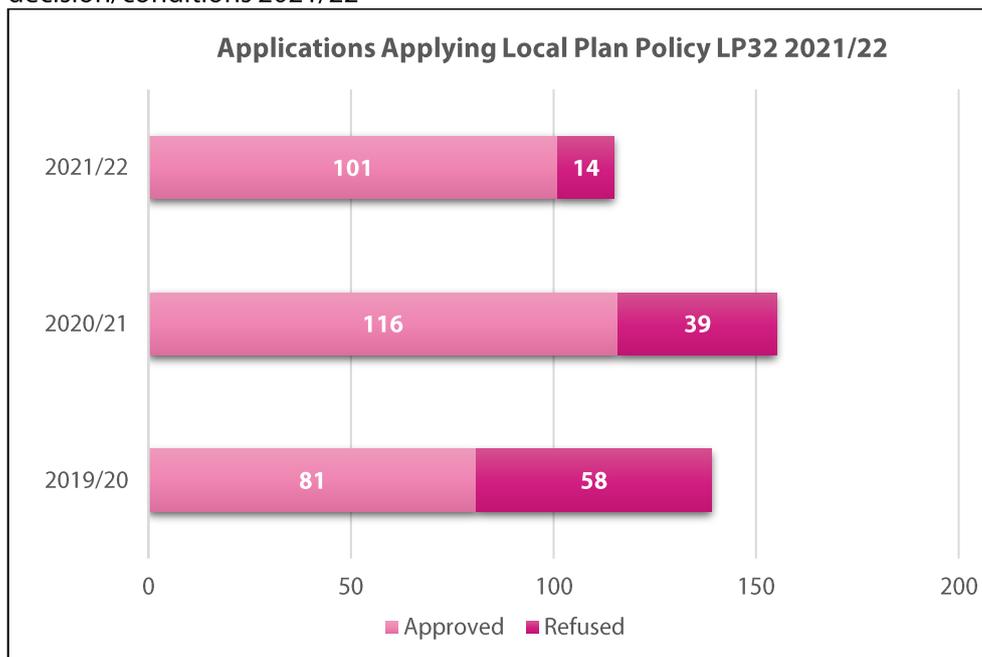
- Approved
- Refused

Design Indicator 2: Number and location of tall buildings.
Review of quality of tall buildings provided within the borough, undertaking Building for Life assessments.

Design Indicator 3: Number and location of tall buildings approved.
Tall buildings are appropriately located and well-integrated into the urban fabric and are suitable to their location.

Figure 23: Location of tall buildings approved in the reporting period
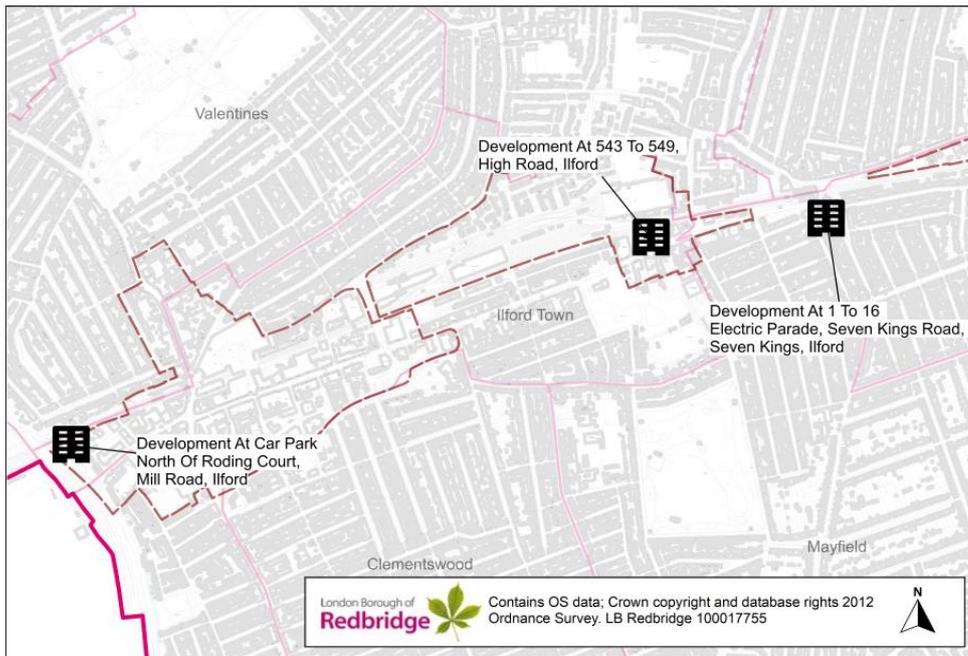
4.9   **3 tall building applications were approved** within the reporting period involving the use of Local Plan Policy LP27: 'Tall Buildings'. 2 of the applications fall within the Council's Tall Building Zones, and 1 is positioned outside. However, the application positioned outside the zone is the creation of an additional storey to an existing building, bringing its total to 4 stories. All three applications are listed in Table 10 below.

Table 10: Tall buildings approved 2021/22

Site	Address	Decision Date
0794/20	Development at 543 to 549, High Road, Ilford – 9 storeys	16/12/2021
1843/21	Development at Car Park North of Roding Court, Mill Road, Ilford - part 13, part 18, and part 25 storeys	14/02/2022
2857/21	Development at 1 to 16 Electric Parade, Seven Kings Road, Seven Kings, Ilford – 1 additional storey (4 in total)	01/10/2021

4.10 **Heritage Indicators**

Heritage Indicator 1: Number of all assets on the Heritage at Risk Register.
Target: Annual reduction in the number of assets on the Heritage at Risk Register.

4.11 The Council is on target in attaining a reduction in the number of assets on the Heritage At-Risk Register. There is a total of **8 assets on the Register**. Table 11 below shows the status of the full list of assets.

4.12 Christ Church, Wanstead falls within Wanstead Parish and is administered alongside the Church of St Mary, Wanstead (also on the Heritage at Risk Register) by the Church of England. The Parish has secured a grant from the National Heritage Lottery Fund and is working with Dow Jones Architects on options to restore the historic fabric.

Table 11: Status of heritage assets on the At-Risk Register

Heritage Asset	Type
Bungalow Estate (formerly Mayfield Conservation Area)	Conservation Area [listed as "Mayfield, Ilford"]
Wanstead Park	Conservation Area and Registered Park and Garden Grade II* [counted twice in Register]
Woodford Bridge	Conservation Area
Church of St Mary, Overton Drive, Wanstead E11	Listed Building Grade I
Christ Church, Wanstead Place, Wanstead E11	Listed Building Grade II*
Garden Temple in garden of Temple House, 14, The Avenue, Wanstead E11	Listed Building Grade II*
The Grotto, Wanstead Park	Listed Building Grade II
831, High Road, Ilford	Listed Building Grade II

Heritage Indicator 2: Number of conservation areas with up-to-date character appraisals and management plans.
Target: Heritage assets within the borough are conserved and enhanced in a manner appropriate to their special interest, character or appearance and significance.

4.13 Conservation Area Appraisal and Design Guide documents, and an extended Conservation Area to include Aldersbrook and Lake House, were adopted and designated in September 2020. On 2 November 2020, Redbridge Council served an Immediate Article 4 Direction in the Aldersbrook and Lake House Conservation Area. The Council confirmed the Immediate Article 4 Direction at a Cabinet meeting on 16 March 2021. In 2022, the Council began work on its heritage evidence base for the Local Plan review. Work is continuing and the following documents have been drafted:

- The Wanstead Grove Conservation Area Appraisal and Management Plans, consultation draft;
- The draft Redbridge Residential Precincts Review 2023 document; and
- The draft Redbridge Local List and Local List Exclusions documents.

Heritage Indicator 3: Planning/Listed Building Consent applications for Listed Buildings approved in accordance with the advice of Historic England.

4.14 There were **50 applications determined and approved** during the reporting period which concerned a Listed Building/Asset (including locally listed). Of those applications, **9 involved consultation to Historic England**. One reply was received, and Historic England did not raise any objections. Therefore, there were no Listed Building applications approved in accordance with the advice of Historic England.

4.15 Basement Indicators

Basement Indicator 1: Number of basement applications.

4.16 For this indicator, the application of Local Plan Policy LP31: 'Basement Development' in planning decisions has been used as a measure. In 2021/22, a total of **30 applications were determined, 21 were approved and 9 were refused**. During this period, **3 applications were appealed, and all were dismissed or withdrawn.**

4.17 The small increase seen last financial year has not been repeated this AMR period, however, there is still a consistent trend for basement development applications with a mixture of basement excavations to existing homes, the excavation of new/conversion of existing basements to provide self-contained flats, and larger commercial and mixed-use developments incorporating basements. It is important to note that impacts are considered in the decision using basement impact assessments.

Figure 24: Basement applications 2018-2022
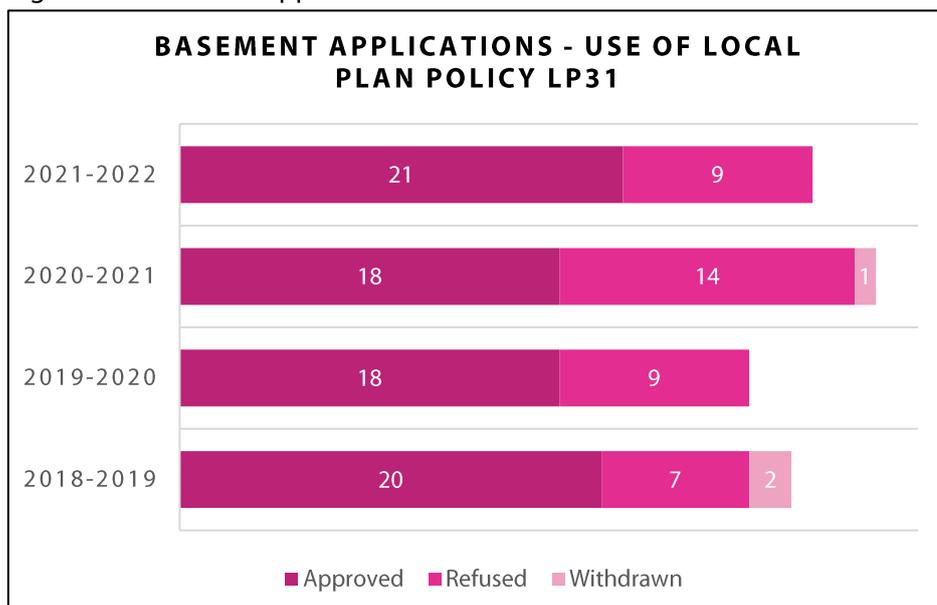
Figure 25: Basement applications at appeal 2018-2022

BASEMENT APPLICATIONS - USE OF LOCAL PLAN POLICY LP31 AT APPEAL

Year	Allowed	Dismissed	Withdrawn
2021-2022		2	1
2020-2021	1	2	
2019-2020	1	1	1
2018-2019		1	

Legend: ■ Allowed ■ Dismissed ■ Withdrawn
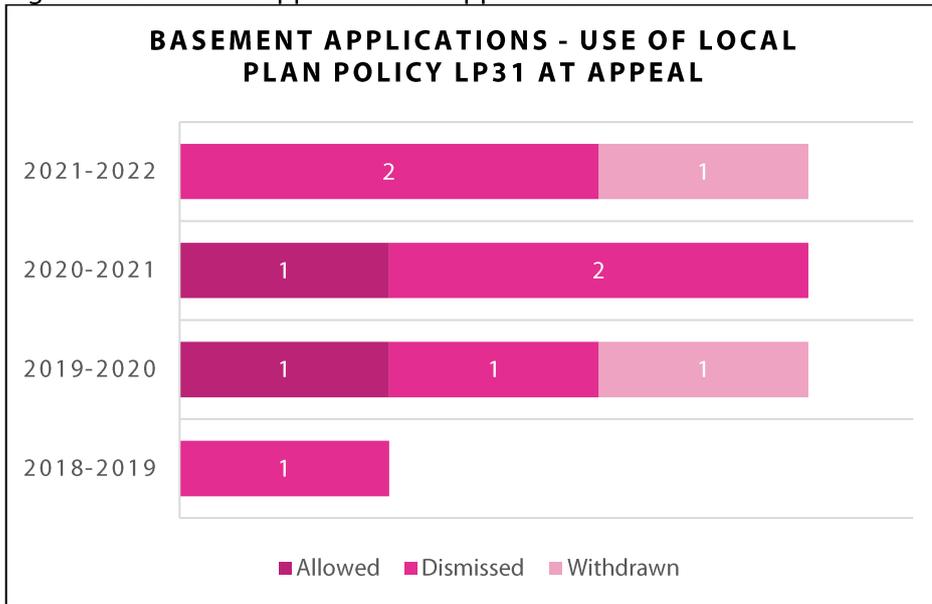
Section 5
Theme 4: Protecting and enhancing the borough's assets
(Local Plan Policies LP34-LP40)

5.1 **Strategic Objective 4**

5.2 The fourth and final strategic objective relates to promoting and enhancing the brough's assets and monitors the implementation of policies LP34-LP40, which relate to protecting Green Belt and open spaces. Redbridge has a significant amount of Green Belt to the east of the borough, separating Hainault from Barkingside, and a band running north-south along the Roding Valley separating Woodford and Wanstead from Woodford Bridge and Ilford.

5.3 **Indicators and targets for biodiversity and open land.**

5.4 **Biodiversity Indicators**

> **Biodiversity Indicator 1: Change in areas and populations of biodiversity importance, including:**
> i.   **Change in priority habitats and species (by type); and**
> ii. **Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.**
> Target: No net loss of Green Belt and Metropolitan Open Land.
>
> **Biodiversity Indicator 2: Number of Planning applications affecting sites of biodiversity importance.**
> Target: No net loss of open spaces in areas of high open space deficiency.

5.5 There has been **no net loss of Green Belt or Metropolitan Open Land** during the reporting period. There was also **no net loss of international, national, and local sites of nature conservation importance** - including Sites of Special Scientific Interest (SSSI) covering Epping Forest, Wanstead Flats and Hainault Forest.

5.6 During the reporting period, Local Plan policy LP34: 'Managing and Protecting the Borough's Green Belt and Metropolitan Land' was used in the determination of **28 planning applications** on sites within or adjoining the Green Belt - **21 of these applications were approved, 7 were refused and 1 was withdrawn**. However, these applications were primarily for domestic extensions, alterations to existing buildings, works on existing quarry sites, communications masts, and development of existing sports and leisure facilities.

5.7 During the reporting period, **4 Local Nature Reserves remain** - Claybury Park, Fairlop Waters, Hainault Forest Country Park, and Hainault Lodge.

Section 6
Monitoring and delivery
(Local Plan Policy LP41)

6.1 Local Plan Policy LP41: 'Delivery and Monitoring' sets out how the Council will monitor the effectiveness of the delivery of policies in the Local Plan to ensure that the Council works with its partners to deliver plans and proposals and provide the infrastructure required for both current and future residents in Redbridge.

6.2 **Indicators and targets for infrastructure, planning obligations/CIL, determinations, refusals, appeals, enforcement notices and S106 apprenticeships.**

6.3 **Infrastructure Indicators**

> **Infrastructure Indicator 1: Number of relevant new infrastructure programmes completed.**
> Target: Delivery of key infrastructure programmes as set out in the Infrastructure Delivery Plan - education, Redbridge Living, health, community hubs, transport, and leisure.

6.4 For the period 2021/22, there was a total of **123m² net loss** in the provision of health facilities.

6.5 During the same period, there was a total **2,199.8m² net increase** in the provision of educational facilities.

6.6 Key new facilities completed included the following:

- The development of 1 Class D1 Special Educational Needs and Disability ('SEND') school, including external play space and development of a new Multi Use Games Area (MUGA); and
- Installation of 3 modular buildings of classrooms and toilet facilities for a period of 3 years at Chadwell Heath Primary School.

6.7 During the monitoring period, the following TfL projects were completed:

- Full opening of the Elizabeth Line in May 2022; and
- New main ticket hall entrance at Ilford Station in September 2022.

6.8 The AMR previously reported on three former Redbridge Living schemes which will now be delivered directly by the Council. In regard to the Loxford Lane scheme, a planning application was submitted in April 2020 for a development of 159 new homes (including 35% affordable homes) with planning consent received in February 2023. Demolition and enabling work due to commence March 2023.

6.9 There were **no new major leisure facilities completed** in the borough during this monitoring period.

Infrastructure Indicator 2: Amount of Planning Obligations/CIL secured and spent, and by type.

6.10 See the Council's 2021/22 Infrastructure Funding Statement for information related to this indicator at: https://www.redbridge.gov.uk/planning-and-building/planning-policy/infrastructure-funding-statement/202122-infrastructure-funding-statement/

6.11 **Determinations Indicators**

Determinations Indicator 1: Percentage of major planning applications determined within 13 weeks.
Target: 65% of major planning applications to be determined within 13-weeks.

Determinations Indicator 2: Percentage of planning applications processed in 8-weeks (Minor).
Target: 65% of minor planning application to be determined within 8-weeks.

Determinations Indicator 3: Percentage of planning applications processed in 8-weeks (Other).
Target 80% of other planning applications to be determined within 8-weeks.

Table 12: Planning approval timeframes targets/actual (2021/22)

Application Type	Target	Actual Performance for 2020/21	Actual Performance for 2021/22
Major Planning Applications[2]	65% of major planning applications to be determined (or within agreed Extension of Time)	96.67% (29/30)	100% (17/17)
Minor Planning Applications	65% of minor planning application to be determined within 8-weeks (or within agreed Extension of Time)	93.3% (387/412)	85% (355/417)
Other Planning Applications[3]	80% of other planning applications to be determined within 8-weeks (or within agreed Extension of Time)	97.55% (2,312/2,370)	86% (1469/1703)

6.12 Table 12 above sets out the performance in determining planning applications for 2021/22. The table shows an **increase in performance for major applications** compared to the 2020/21 AMR, and **a decrease for minor and other**

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[2] Major and minor planning applications have all new housing and commercial developments (extensions etc.), as well as flat developments (extensions etc.). Some changes of use will also be included.
[3] Other planning applications is predominately made up of householder applications, but also advert consents, listed building consents and changes of use.

applications. Nevertheless, this is a great achievement as all targets were exceeded for another consecutive year.

6.13   This performance is set against a background of increase in the number of planning applications received by the Planning Service during the reporting period.

Figure 26: Planning applications determined

Number of Planning Applications Determined
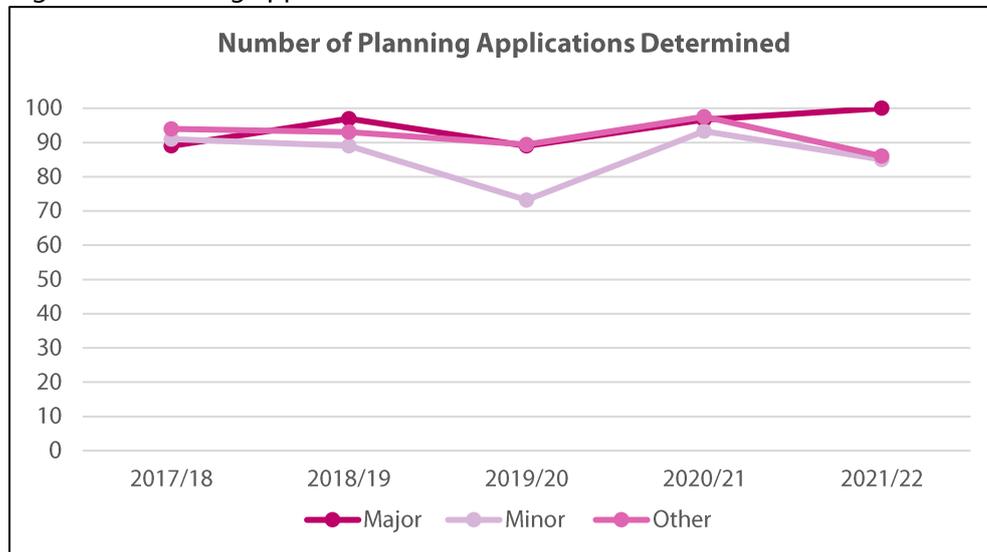
6.14   **Enforcement Indicators**

> **Enforcement Indicator 1: Number of Enforcement Notices Issued.**

6.15   Figure 27 below shows the number of Enforcement Notices issued during the 2021/22 reporting period. The recording for this period has taken place two years after the Council reviewed its approach to planning enforcement, and from a negotiated agreement approach to an approach directly tied to the statutory timescales for action, which had an immediate impact in improving outcomes.

6.16   The number of Enforcement Notices issued for 2021/22 is **23**, down from 50 issued in 2020/21. This represents a drop down below levels for the 2017/18 AMR reporting period when 30 notices were served.

Figure 27: Number of Enforcement Notices issued
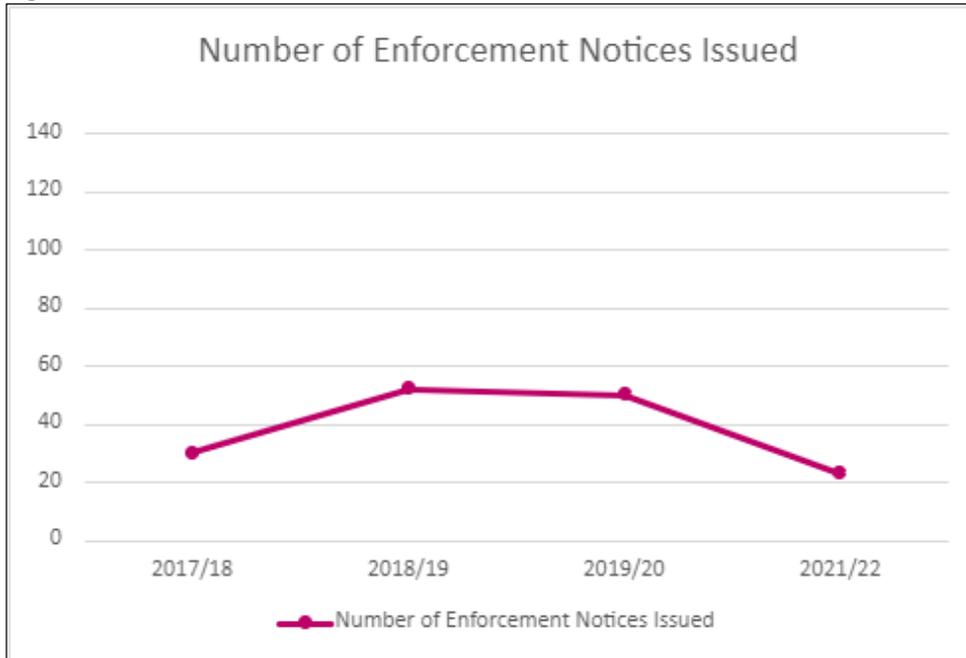
6.17   **Appeals Indicators**

Appeals Indicator 1, Including:
- **Number of appeals against non-determination made;**
- **Number of appeals against non-determination upheld;**
- **Number of appeals against refusals made; and Number of appeals against refusals that are upheld.**

6.18   The 2021/22 reporting statistics for appeals are as follows:
- Number of appeals against non-determination made: **1**;
- Number of appeals against non-determination upheld (dismissed): **0**;
- Number of appeals against refusals made: **164**; and
- Number of appeals against refusals that are upheld (dismissed): **91** (a further 17 were withdrawn).

6.19   **Apprenticeship Jobs Indicators**

Numbers of apprenticeships, job brokerage agreements, and contributions relating to skills and training through Section 106 agreements.
Target: Continuous partnership working and cross-boundary working.

6.20   During the monitoring period, the employment of **1** person from Redbridge was secured through S106 planning obligations. In total, there were **409 employment outcomes for residents** using the Work Redbridge service (up to 30/03/2022).